

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA

In re  
DMVH LLC,  
Debtor

Chapter 11  
Case No. 23-14026-nmc

Hearing Date: November 21, 2023  
Hearing Time. 9:30 a.m.

**OPPOSITION TO MOTION FOR RELIEF  
FROM THE AUTOMATIC STAY**

DMVH LLC in the above-captioned chapter 11 cases, as debtors and debtors in possession (collectively, the “Debtors”), respectfully submit this objection (the “Objection”) to Troy Craig, Diana Craig and Amy Craig (collectively, the “Movants”) filed their Motion for Relief from Automatic Stay (the “Motion”) on October 31, 2023 (Document #27) and represent as follows:

**Preliminary Statement**

Owner of DMVH LLC, Nam Pham, arrived in Halifax, Canada in 1978 escaping the Communist regime in Vietnam. Upon arriving in Canada, Mr. Pham immediately obtained work in the fishing industry. Soon after, in 1979, Mr. Pham moved to Edmonton and began working for steel manufacturer Stelco Inc. as an industrial mechanic. Mr. Pham remained at Stelco for the next Twenty (20) years.

In approximately 1999, Mr. Pham moved to Calgary and began investing in real estate and trading in financial markets. Mr. Pham purchased a residential apartment complex at 10525 Jasper Avenue, Edmonton, Canada. This property was sold in 2001 for Three Hundred, Ninety-Four Thousand Dollars and Zero Cents (\$394,000.00). Mr. Pham also purchased an additional property in Edmonton, Canada located at 4011, 12 Ave, Edmonton, Alberta that he sold in 2004 for One Hundred Thirty-Three Thousand Dollars and Zero Cents (\$133,000.00).

In 2008, Pham began researching properties in Las Vegas, Nevada and decided to invest his money in real estate in Clark County. Later Plaintiff HOANG wanted to get into the Las Vegas real estate market. Thereafter the Defendant obtained the following properties;

Address	Date of Purchase	Purchase Amount
25 Gold Bar Court	9/22/2009	\$95,000.00
370 N. 15th	10/15/2009	\$58,000.00
904 Greenbank	11/30/2009	\$70,000.00
812 Glen Abbey	5/21/2009	\$89,250.00
Total		\$312,250.00

Using the profits from rent from the above-mentioned properties, Mr. Pham purchased Five Additional Rental properties through HOA sales;

Address	Date of Purchase	Purchase Amount
6760 Abruzzi	4/16/2014	\$13,500.00
3713 Broxburn	8/20/2014	\$25,200.00
4970 Gracemont	4/16/2014	\$10,500.00
3867 Terrazzo	12/24/2013	\$33,000.00
3806 Soda Springs	12/24/2013	\$39,000.00
Total		\$121,200.00

Mr. Pham renovated the properties and rented them out to various tenants over the years. The Properties were transferred to DMVH LLC gradually in 2014. 370 North 15<sup>th</sup> was sold to pay for quiet title litigation related to the properties.

In 2018, Mr. Pham's former girlfriend Hanh Hoang filed a lawsuit in Clark County Eighth District Court Case No. A-19-7799-12-C alleging an ownership interest in the subject properties. In that matter, the Court appointed a Receivership, at a cost of Eight Thousand Dollars and Zero Cents (\$8,000.00) per month. During the litigation 3806 Soda Springs was sold. Over the course of the litigation the Receiver incurred receivership fees in the amount of One Hundred Fifty Thousand Dollars and Zero Cents (\$150,000.00). To satisfy the Receivership fees the Four Plex at 25 Gold Bar was sold. To settle the underlying litigation, Plaintiff Hoang was given 904 Greenback. The Terrazo and Glen Abby properties were sold in 2022 and 4970 Gracemont was foreclosed upon in 2023 due to the Federal Foreclosure Bar. After Fifteen (15) years (overall) DMVH LLC is down to Two (2) properties, 6760 Abruzzi Drive, #101 (his residence) and 3713 Broxburn.

In Case No. A-23-877812-C recently filed in the Clark County District Court, the Preliminary Injunction was not granted against the debtor or served on the debtor(Exhibit A). The case was an avenue that the Debtor pursued but ultimately decided not to pursue. As a result of the Bankruptcy the Debtor cannot simply

dismiss the action without court approval.

**Venue is proper pursuant to 28 U.S.C. §§ 1408 and 1409.**

The matters are core proceedings under 28 U.S.C. § 157(b)(2)(A,G). Motion to Lift Stay The automatic stay provisions of 11 U.S.C. § 362(a) are fundamental to allow a chapter 11 debtor a reasonable attempt to reorganize. The automatic stay acts as an injunction to protect the property of the estate and becomes operative by the mere filing of a bankruptcy petition. In re Soares, 107 F.3d 969, 971 (1st Cir.1997). Hence, the “automatic” reference in the statutory provision and its effect. The broad scope and strength of the automatic stay in favor of the debtor is balanced by the rights afforded to creditors in 11 U.S.C. § 362(d)-(g). A party seeking relief from the automatic stay must file a motion under § 362(d) and Fed. R. Bankr. P. 4001.

**A. DMVH LLC DISSOLUTION**

Nevada State Law allows Dissolved entities to be revived by paying certain fees and obtaining a Certificate of Revival. On November 3, 2023, the Debtor obtained the attached reinstatement DMVH LLC (Exhibit B).

**NRS 86.580 Renewal or revival of charter: Procedure; fee; certificate as evidence.**

1. Except as otherwise provided in NRS 86.246, a limited-liability company which did exist or is existing pursuant to the laws of this State may, upon complying with the provisions of NRS 86.276, procure a renewal or revival of its charter for any period, together with all the rights, franchises, privileges and immunities, and subject to all its existing and preexisting debts, duties and

liabilities secured or imposed by its original charter and amendments thereto, or existing charter....

Pursuant to State Law DMVH LLC has been reinstated with the rights and responsibilities of a corporation and the ability to proceed with instant bankruptcy.

### **B. DEBTOR INTENDS TO SELL THE PROPERTY**

The debtor intends to list and sell the property as part of his plan. However, the debtor is requesting that DMVH LLC be given the opportunity to list and present the property with his own real estate agent. Foreclosure properties that go to auction typically sell at a discount.

The Motion, filed approximately one and a half months after the Debtors commenced this chapter 11 cases, fails to provide a sufficient basis to grant Movants relief from the automatic stay under 11 U.S.C. § 362(d)(1). Allowing Movants relief from the automatic stay now, in the middle of the Debtors' sale process, will thwart the very purpose of the automatic stay—to give debtors a breathing spell. If the property is listed and sold, then the creditor's interest is protected and is the same as a total liquidation bankruptcy and provides adequate protection for the Creditor's claims.

The sale of the property would provide the debtor with some equity that they can then put toward renovations for the remaining property and put toward obtaining a loan on the property to pay off the debt. By removing the stay and allowing the

creditor to proceed with the foreclosure sale, the debtor's bankruptcy plan will be placed in jeopardy and render it unfeasible.

### **C. DEBTOR IS PROPOSING AN EQUITABLE SOLUTION**

Bankruptcy courts are "courts of equity, empowered to invoke equitable principles to achieve fairness and justice in the reorganization process." Schwartz v. Aquatic Dev. Group, Inc. (In re Aquatic Dev. Group, Inc.), 352 F.3d 671, 680-81 (2d Cir. 2003)(citation omitted); see also Local Loan Co. v. Hunt, 292 U.S. 234, 240 54 S.Ct. 695, 78 L.Ed. 1230 (1934)("[C]ourts of bankruptcy are essentially courts of equity, and their proceedings inherently proceedings in equity.") As courts of equity, bankruptcy courts "have broad authority to modify creditor-debtor relationships." United States v. Energy Res. Co., 495 U.S. 545, 549, 110 S.Ct. 2139, 109 L.Ed.2d 580 (1990). Altman v. Alt. Debt Portfolios, L.L.C. (In re EZ Pay Servs.), 389 B.R. 278, 284 (Bankr. M.D. Fla. 2008).

In this matter, the Debtor is proposing an equitable solution through the commercial sale of the property. The Debtor can retain a licensed realtor that will accept less than Six Percent (6%) commission on the transaction. As stated above, an foreclosure auction typically brings a lower price than a standard real estate listing. The Creditor alleges approximately Two Hundred and One Thousand Dollars (\$201,000.00). The Property is worth approximately Two Hundred Seventy-Two Thousand Six Hundred Dollars (\$272,600.00) on Zillow (Exhibit C).

## CONCLUSION

The DMVH LLC has been reinstated with the Nevada Secretary of State. They have filed amended schedules and are participating in their Chapter 11 bankruptcy. The Debtor is proposing a plan that will ensure the highest possible price for the Subject Property and protect the Creditor's interest.

WHEREFORE, DEBTOR respectfully prays for an order of this Court:

1. Denying Creditor's Motion for Relief for Automatic Stay.
2. Ordering Debtor to list the Subject Property with a Licensed Real Estate Agent within Thirty (30) days of the entry of Order.
3. Ordering Debtor to disclose any offers to Creditor and the Trustee and accept any commercially reasonable offer.

November 17, 2023.

/s/: JONATHON R. PATTERSON  
Jonathon R. Patterson, Esq.

# EXHIBIT A

A-23-877812-C

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

<b>Other Title to Property</b>	<b>COURT MINUTES</b>	<b>October 10, 2023</b>
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A-23-877812-C	Norman Pham, Plaintiff(s) vs. National Default Servicing Corporation, Defendant(s)
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**October 10, 2023      10:15 AM      Minute Order**

**HEARD BY:** Reynolds, Jacob A.      **COURTROOM:** Phoenix Building 11th Floor  
110

**COURT CLERK:** Stephanie Squyres

**JOURNAL ENTRIES**

Plaintiff filed their Ex Parte Motion for Temporary Restraining Order and Preliminary Injunction on September 14, 2023. No opposition was received by Defendant. This matter is currently set for hearing on October 12, 2023. Having read the briefing on file and with good cause appearing the Court hereby DENIES Plaintiff's Motion for Preliminary Injunction for the following reasons.

In preparing for the Hearing the Court notes there is no evidence that a Summons has been issued in the case, nor that the Complaint and Summons have been served, nor that this Motion has been served nor the Order Shortening Time.

Plaintiff sought this relief on Order Shortening Time and it is Plaintiff's responsibility to insure that the process in receiving the Court's adjudication is fair given that the OST was granted on an ex parte basis at Plaintiff's request.

In *Murphy Brothers*, the United States Supreme Court identified a bedrock principle of litigation, which is [a]n individual or entity named as a defendant is not obliged to engage in litigation unless notified of the action, and brought under a court's authority, by formal process. See *Murphy Brothers, Inc. v. Michetti Pipe Stringing, Inc.*, 526 U.S. 344, 347, 119 S.Ct. 1322, 1325, 143 L.Ed.2d 448 (1999).

As no service has been effectuated of any important document in this case, the Court DENIES the Motion for Preliminary Injunction.

PRINT DATE: 10/10/2023

Page 1 of 2

Minutes Date: October 10, 2023

**A-23-877812-C**

The Hearing scheduled for Thursday October 12, 2023 is VACATED. Counsel for Plaintiff to submit the Order.

CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Stephanie Squyres, to all registered parties for Odyssey File & Serve. /ss

# **EXHIBIT B**

## STATE OF NEVADA

**FRANCISCO V. AGUILAR**  
Secretary of State

**DEPUTY BAKKEDAHL**

Deputy Secretary for  
Commercial Recordings

**OFFICE OF THE  
SECRETARY OF STATE***Commercial Recordings & Notary Division*

401 N. Carson Street  
Carson City, NV 89701  
Telephone (775) 684-5708  
Fax (775) 684-7138

North Las Vegas City Hall  
2250 Las Vegas Blvd North, Suite 400  
North Las Vegas, NV 89030  
Telephone (702) 486-2880  
Fax (702) 486-2888

Carrie E. Hurtik  
6767 W. Tropicana Avenue, Suite 200  
Las Vegas, NV 89103, USA

**Work Order #:** W2023110301684  
November 3, 2023  
Receipt Version: 1

**Special Handling Instructions:****Submitter ID:** 21306**Charges**

Description	Fee Description	Filing Number	Filing Date/Time	Filing Status	Qty	Price	Amount
Certificate of Revival	Fees	20233605424	11/3/2023 4:52:44 PM	Approved	1	\$300.00	\$300.00
Certificate of Revival	Formation Fee	20233605424	11/3/2023 4:52:44 PM	Approved	1	\$75.00	\$75.00
Certificate of Revival	Business License Fee	20233605424	11/3/2023 4:52:44 PM	Approved	2	\$400.00	\$400.00
Certificate of Revival	Business License Late Fee	20233605424	11/3/2023 4:52:44 PM	Approved	2	\$200.00	\$200.00
Certificate of Revival	Annual List Fee	20233605424	11/3/2023 4:52:44 PM	Approved	2	\$300.00	\$300.00
Certificate of Revival	Annual List Late Fee	20233605424	11/3/2023 4:52:44 PM	Approved	2	\$150.00	\$150.00
Total							\$1425.00

**Payments**

Type	Description	Payment Status	Amount
Credit Card	3069	Success	\$1425.00
Credit Card	Service Fee	Success	\$35.63
Total			\$1460.63

**Credit Balance:** \$0.00

Carrie E. Hurtik  
6767 W. Tropicana Avenue, Suite 200  
Las Vegas, NV 89103, USA

## STATE OF NEVADA

**FRANCISCO V. AGUILAR**

Secretary of State

**DEPUTY BAKKEDAHL**Deputy Secretary for  
Commercial RecordingsOFFICE OF THE  
SECRETARY OF STATE

Commercial Recordings Division

401 N. Carson Street

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North Las Vegas City Hall

2250 Las Vegas Blvd North, Suite 400

North Las Vegas, NV 89030

Telephone (702) 486-2880

Fax (702) 486-2888

**Business Entity - Filing Acknowledgement**

11/03/2023

**Work Order Item Number:** W2023110301684 - 3263483**Filing Number:** 20233605424**Filing Type:** Certificate of Revival**Filing Date/Time:** 11/03/2023 16:52:44 PM**Filing Page(s):** 6**Indexed Entity Information:****Entity ID:** E0546852012-8**Entity Name:** DMVH LLC**Entity Status:** Active**Expiration Date:** None

Commercial Registered Agent

MAIL LINK LLC

848 N RAINBOW BLVD, Las Vegas, NV 89107, USA

The attached document(s) were filed with the Nevada Secretary of State, Commercial Recording Division. The filing date and time have been affixed to each document, indicating the date and time of filing. A filing number is also affixed and can be used to reference this document in the future.

Respectfully,

A handwritten signature in black ink, appearing to read "FVA Aguilar".

FRANCISCO V. AGUILAR  
Secretary of State



FRANCISCO V. AGUILAR  
 Secretary of State  
 401 North Carson Street  
 Carson City, Nevada 89701-4201  
 (775) 684-5708  
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## Annual or Amended List and State Business License Application - Continued

### Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers:

CORPORATION, INDICATE THE MANAGER:

**Norman Pham**

Name

**6760 Abruzzi Drive, Unit 101**

Address

**USA**

Country

**N Las Vegas**

City

**NV 89084**

State Zip/Postal Code

None of the officers and directors identified in the list of officers has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of an officer or director in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

**X** **Norman Pham**

**Member**

**11/02/2023**

Title

Date

Signature of Officer, Manager, Managing Member,  
 General Partner, Managing Partner, Trustee,  
 Subscriber, Member, Owner of Business,  
 Partner or Authorized Signer FORM WILL BE RETURNED IF

UNSIGNED

**X** **Norman Pham**

**Member**

**11/03/2023**

Title

Date

Signature of Officer, Manager, Managing Member,  
 General Partner, Managing Partner, Trustee,  
 Subscriber, Member, Owner of Business,  
 Partner or Authorized Signer FORM WILL BE RETURNED IF

UNSIGNED



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Filed in the Office of the Secretary of State	File Number
	E0546852012-8
Filing Number	
20233605424	
Filed On	
11/03/2023 16:52:44 PM	
Number of Pages	
6	

# Certificate of Reinstatement/Revival

NRS 78, 78A, 80, 81, 82, 84, 86, 87, 87A, 88, 88A and 89

Reinstatement

Revival

<b>1. Entity information:</b> Name of entity as on file with the Nevada Secretary of State: <b>DMVH LLC</b>	
Entity or Nevada Business Identification Number (NVID): <b>NV20121638527</b>	
<b>2. Registered Agent for Service of Process:</b> (check only one box)	
<input checked="" type="checkbox"/> Commercial Registered Agent (name only below) <input type="checkbox"/> Noncommercial Registered Agent (name and address below) <input type="checkbox"/> Office or position with Entity (title and address below)	
<b>MAIL LINK LLC</b> Name of Registered Agent OR Title of Office or Position with Entity	
848 N RAINBOW BLVD <b>Las Vegas</b> Nevada <b>89107</b> Street Address City Zip Code	
Mailing Address (If different from street address) City Nevada Zip Code	
<i>I hereby accept appointment as Registered Agent for the above named Entity. If the registered agent is unable to sign the Articles of Incorporation, submit a separate signed Registered Agent Acceptance form.</i> <b>X</b>	
Authorized Signature of Registered Agent or On Behalf of Registered Agent Entity Date	
<b>3. Date When Revival is to Commence:</b> Date when revival of charter is to commence or be effective, which may be before the date of the certificate: <b>11/03/2023</b>	
<b>4. Duration of Revival:</b> Indicate whether or not the revival is to be perpetual, and, if not perpetual, the time for which the revival is to continue. Limited Partnership under NRS 88 must indicate a date. The corporation's existence shall be: PERPETUAL or	
<b>5. Current List :</b> Reinstatements: List of Officers, Managers, Managing Members, General Partners, Managing Partners, Trustee or Subscribers  Revivals: List of Officers, Managers, Managing Members, General Partners, Managing Partners or Trustee	
CORPORATION, INDICATE THE <u>MANAGER</u> OR EQUIVALENT OF: Title: <b>MANAGER</b> <b>Norman Pham</b> Name <b>USA</b> Country 6760 Abruzzi Drive, Unit 101 <b>N Las Vegas</b> NV <b>89084</b> Address City State Zip/Postal Code	



FRANCISCO V. AGUILAR

Secretary of State

401 North Carson Street

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# Certificate of Reinstatement/Revival

**NRS 78, 78A, 80, 81, 82, 84, 86, 87, 87A, 88, 88A and 89**

**Reinstatement**

**Revival**

**6. Statement of Fact:**

(Revivals only, select one. Entities under NRS 84 cannot revive)

Revival pursuant to 78.730 or 81.010: (check one)

The undersigned declare that the corporation desires to revive its corporate charter and is, or has been, organized and carrying on the business authorized by its existing or original charter and amendments thereto, and desires to continue through revival its existence pursuant to and subject to the provisions of Chapters 78 and/or 81.

The undersigned declare that they have obtained written consent of the stockholders of the corporation holding at least a majority of the voting power and that this consent was secured; furthermore, that they are the person(s) designated or appointed by the stockholders of the corporation to revive the corporation.

The undersigned declare that they are the person(s) who have been designated by a majority of the directors in office to sign this certificate and that no stock has been issued. Membership approval not required under NRS 81.010(2).

Revival pursuant to 80:

The undersigned declare that the corporation desires to revive its qualification to do business and is, or has been, organized and carrying on the business authorized by its existing or original qualification and amendments thereto, and desires to continue through revival its existence pursuant to and subject to the provisions of Chapter 80.

The undersigned declare that they have obtained written consent of the stockholders of the corporation holding at least a majority of the voting power and that this consent was secured; furthermore, that they are the person(s) designated or appointed by the stockholders of the corporation to revive the qualification.

The undersigned declare that they are the person(s) who have been designated by a majority of the directors in office to sign this certificate and that no stock has been issued.

Revival pursuant to 82:

The undersigned declare that the corporation desires to revive its corporate charter and is, or has been, organized and carrying on the business authorized by its existing or original charter and amendments thereto, and desires to continue through revival its existence pursuant to and subject to the provisions of Chapters 81 and 82.

This certificate must be executed by the President or Vice President **AND** Secretary or Assistant Secretary.

The undersigned declare that the execution and filing of this certificate has been approved unanimously by the last-appointed surviving directors of the corporation and the unanimous consent has been secured:



FRANCISCO V. AGUILAR  
 Secretary of State  
 401 North Carson Street  
 Carson City, Nevada 89701-4201  
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## Annual or Amended List and State Business License Application



ANNUAL



AMENDED (check one)

### List of Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers:

DMVH LLC

NAME OF ENTITY

NV20121638527

Entity or Nevada Business  
 Identification Number (NVID)

TYPE OR PRINT ONLY - USE DARK INK ONLY - DO NOT HIGHLIGHT

**IMPORTANT:** Read instructions before completing and returning this form.

Please indicate the entity type (check only one):

Corporation  
 This corporation is publicly traded, the Central Index Key number is:

Nonprofit Corporation (see nonprofit sections below)

Limited-Liability Company

Limited Partnership

Limited-Liability Partnership

Limited-Liability Limited Partnership

Business Trust

Corporation Sole

Filed in the Office of 	Business Number E0546852012-8
Secretary of State State Of Nevada	Filing Number 20233605424
Filed On 11/03/2023 16:52:44 PM	Number of Pages 6

Additional Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers, may be listed on a supplemental page.

#### CHECK ONLY IF APPLICABLE

Pursuant to NRS Chapter 76, this entity is exempt from the business license fee.

001 - Governmental Entity  
 006 - NRS 680B.020 Insurance Co, provide license or certificate of authority number

**For nonprofit entities formed under NRS chapter 80:** entities without 501(c) nonprofit designation are required to maintain a state business license, the fee is \$200.00. Those claiming an exemption under 501(c) designation must indicate by checking box below.

Pursuant to NRS Chapter 76, this entity is a 501(c) nonprofit entity and is exempt from the business license fee.  
 Exemption Code 002

**For nonprofit entities formed under NRS Chapter 81:** entities which are Unit-owners' association or Religious, Charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C § 501(c) are excluded from the requirement to obtain a state business license. Please indicate below if this entity falls under one of these categories by marking the appropriate box. If the entity does not fall under either of these categories please submit \$200.00 for the state business license.

Unit-owners' Association       Religious, charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C. §501(c)

#### For nonprofit entities formed under NRS Chapter 82 and 80:Charitable Solicitation Information - check applicable box

Does the Organization intend to solicit charitable or tax deductible contributions?

No - no additional form is required  
 Yes - the "Charitable Solicitation Registration Statement" is required.  
 The Organization claims exemption pursuant to NRS 82A 210 - the "Exemption From Charitable Solicitation Registration Statement" is required

**\*\*Failure to include the required statement form will result in rejection of the filing and could result in late fees.\*\***



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Secretary of State

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## Certificate of Reinstatement/Revival

**NRS 78, 78A, 80, 81, 82, 84, 86, 87, 87A, 88, 88A and 89**

**Reinstatement**

**Revival**

**6. Statement of Fact:**

(Revivals only, select one. Entities under NRS 84 cannot revive)

**Revival pursuant to 86.580:**

The undersigned declare that the limited-liability company desires to revive its charter and is, or has been, organized and carrying on the business authorized by its existing or original charter and amendments thereto, and desires to continue through revival its existence pursuant to and subject to the provisions of Chapter 86.

The undersigned declares that he has been designated or appointed by the members to sign this certificate. Furthermore, the execution and filing of this certificate has been approved and secured by the written consent of a majority of the members.

**Revival pursuant to 86:**

The undersigned declare that the foreign limited-liability company desires to revive its registration and is, or has been, organized and carrying on the business authorized by its existing or original registration and amendments thereto, and desires to continue through revival its existence pursuant to and subject to the provisions of NRS 86.5467.

The undersigned declares that he/she has obtained approval by written consent of the majority in interest and that this consent was secured.

**Revival pursuant to 87, 87A, 88 or 88A:**

The undersigned declare that the limited partnership, limited-liability partnership, limited-liability limited partnership or business trust desires to revive its certificate and is, or has been, organized and carrying on the business authorized by its existing or original certificate and amendments thereto, and desires to continue through revival its existence pursuant to and subject to the provisions of Chapter 87, 87A, 88 or 88A

The undersigned declares that he/she has been designated or appointed by the general partners, managing partners or trustees to sign this certificate. Furthermore, the execution and filing of this certificate has been approved and secured by the written consent of the general partners or managing partners holding at least a majority of the voting powers.

**Revival pursuant to 89:**

The undersigned declare that the professional association desires to revive its articles of association and is, or has been, organized and carrying on the business authorized by its existing or original articles of association and amendments thereto, and desires to continue through revival its existence pursuant to and subject to the provisions of Chapter 89.

The undersigned declares that he/she has been designated or appointed by the members to sign this certificate. Furthermore, the execution and filing of this certificate has been approved and secured by the written consent of the holders of a membership interest in the professional association holding at least a majority of voting power.

**7. Signatures:**

(Required)

I declare under the penalty of perjury that the reinstatement/revival has been authorized by a court of competent jurisdiction or by the duly selected manager or managers of the entity or if the entity has no managers, its managing members.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

**X** **Norman Pham**

Signature of Officer, Manager, Managing Member, General Partner, Managing Partner, Trustee, or Authorized Signer

**X** **Norman Pham**

Signature of Officer, Manager, Managing Member, General Partner, Managing Partner, Trustee, or

**Member**

**11/02/2023**

Title

Date

**Member**

**11/03/2023**

Title

Date



FRANCISCO V. AGUILAR

Secretary of State

401 North Carson Street

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Website: [www.nvsos.gov](http://www.nvsos.gov)[www.nvsilverflume.gov](http://www.nvsilverflume.gov)

## Certificate of Reinstatement/Revival

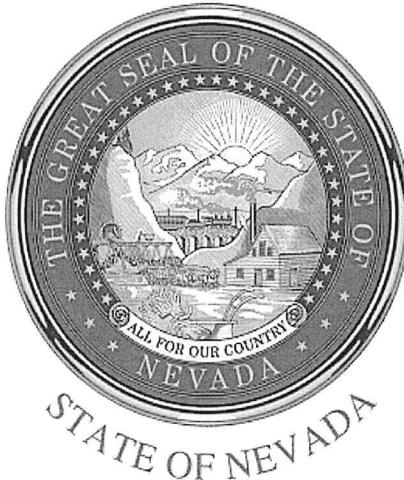
**NRS 78, 78A, 80, 81, 82, 84, 86, 87, 87A, 88, 88A and 89**

 **Reinstatement** **Revival**

Authorized Signer

FORM WILL BE RETURNED IF UNSIGNED.

SECRETARY OF STATE



## NEVADA STATE BUSINESS LICENSE

DMVH LLC

Nevada Business Identification # NV20121638527

Expiration Date: 10/31/2024

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.

**License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which, by law, cannot be waived.**



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 11/03/2023.

A handwritten signature in black ink, appearing to read "FV Aguilar".

Certificate Number: B202311034093240

You may verify this certificate  
online at <http://www.nvsos.gov>

FRANCISCO V. AGUILAR  
Secretary of State

# **EXHIBIT C**

# Zestimate®: \$272,600

2 bd | 2 ba | 1,196 sqft

6760 Abruzzi Dr UNIT 101, North Las Vegas, NV 89084

## ● Auction

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 Condominium

 Built in 2006

 No data

 No data

 No data

## Overview

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